

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/1163/P	John Palmer	24/03/2019 14:41:10	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.
2019/1163/P	John Palmer	24/03/2019 14:40:47	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.

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2019/1163/P	Ricci de Freitas	23/03/2019 13:01:30	OBJ	<p>I am writing as a resident of Marchmont Street to object to this proposal, on the following grounds:</p> <ol style="list-style-type: none"> 1. Loss of a large double-fronted retail unit, which has been in continuous retail use since 1904, when Express Dairy opened its flagship store alongside its first dairy, which occupied premises at the rear of the building. This proposed change of use would seriously breach the limits imposed by Planning Guidance on the Neighbourhood Shopping Centre of which Marchmont Street is a key part, thus detrimentally altering the character of the shopping centre. This should be grounds alone for rejecting the application outright. 2. I am concerned about the lack of treatment of cooking fumes and the absence of any reference to fire safety measures in connection with the intended frying/grilling on the premises, which are directly below flats. 3. The proposed opening hours will introduce late night activity into a section of the street which does not currently experience this, which will be detrimental to residential amenity. It is worth pointing out that the adjacent pub closes at 11pm. 4. I am also concerned that by not opening until midday, the proposed business will create a 'dead' frontage in the mornings in this section of the high street. 5. The products of the proposed business lend themselves to 'treat' snacking and the accompanying take-away trade, which would create litter related problems, as well as attracting motor bike traffic on the back of Deliveroo or Just Eat style delivery services, which would also be highly detrimental to residential amenity.
2019/1163/P	John Palmer	24/03/2019 14:41:13	OBJ	<p>_____ we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.

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2019/1163/P	John Palmer	24/03/2019 14:41:12	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.
2019/1163/P	John Palmer	24/03/2019 14:41:08	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.

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2019/1163/P	John Palmer	24/03/2019 14:41:06	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.
2019/1163/P	John Palmer	24/03/2019 14:41:04	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.

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2019/1163/P	Gary Backlund	23/03/2019 09:17:31	OBJ	Gary Backlund [REDACTED]

To: Camden Planning Officer Rachel English
Ref: 2019/1163/P 87-88 Marchmont Street WC1 Change of Use from A1 to A3 (Johnny Custard)

Date: 23 March 2019

My name is Gary Backlund and I reside at (and sole leasehold owner of) [REDACTED] which is located directly above the commercial premises which are the subject of this application.

I wish to object to this planning proposal for the following reasons:

1. The Applicant has made no attempt to engage in any prior consultation with me or (to my knowledge) any other residents in our building. As you will be aware, prior consultation with stakeholders is now recommended procedure for any such application; particularly as this change of use, despite the Applicants views to the contrary, could have a detrimental impact upon my enjoyment of my residence. This is despite the Applicant stating in the supporting statement that full consideration has been given to neighbours, and yet there has been no prior consultation of any kind.
 2. My apartment lies within the red line boundary as shown on the submitted location plan. Despite this, the Applicant has served no formal notice upon me, nor to my knowledge on the other residents or leaseholders within the red line boundary, nor has the Applicant completed any such details on the Certificate B. I contend therefore that this application is seriously flawed.
 3. Turning to Council policies in respect of the application. The Applicants supporting Design and Access and Planning Statement simply refers to adding vibrancy and employment to the area without any reference to any specific policy. It also fails to distinguish between the generic term of 'a neighbourhood' and the specific Neighbourhood Centre of Marchmont Street/Leigh Street/Tavistock Place, which the site lies within, as referred to in Appendix 4 of the current Camden Local Plan 2017. The application
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2019/1163/P	John Palmer	24/03/2019 14:41:15	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.
2019/1163/P	John Palmer	24/03/2019 14:41:21	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.

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2019/1163/P	John Palmer	24/03/2019 14:41:23	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.
2019/1163/P	John Palmer	24/03/2019 14:41:02	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none"> 1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment. 2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated. 3. The change of use could have a detrimental impact upon the residents enjoyment of residence. 4. No formal notice leaseholders within the red line boundary has been served. 5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.

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2019/1163/P	John Palmer	24/03/2019 14:40:58	OBJ	<p>[REDACTED] we wish to object to the proposal for the following reasons:</p> <ol style="list-style-type: none">1. The applicants contention that this change of use requires no extraction is questioned without submission of further details in respect of cooking equipment.2. The applicant gives no indication of the extent of acoustic or fire separation existing or proposed between the proposed change of use and the residential apartments over. This is a material change of use in building regulations terms and may be a fire risk therefore such detail should be indicated.3. The change of use could have a detrimental impact upon the residents enjoyment of residence.4. No formal notice leaseholders within the red line boundary has been served.5. There is already a high provision of A3 uses in the Marchmont Street/Leigh Street/Tavistock Place Neighbourhood Centre and that acceptance of this change of use would lead to an over provision. Policy TC2 clearly requires a maximum percentage of A3 uses of 25% in this Neighbourhood Centres. Furthermore the policy states that no more than two such uses should appear consecutively. The Cost Cutter premises is between the Lord John Russell Public House and the Fork Deli Cafe thus a change of use would lead to three such consecutive uses.

[REDACTED]